

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9/519-521 Nepean Highway Bonbeach VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$699,000

&

\$768,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Bonbeach

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

| | | |
|-------------------------------------|-----------|-----------|
| 4/60 Chelsea Road Chelsea VIC 3196 | \$726,000 | 23-Mar-21 |
| 627A Nepean Highway Carrum VIC 3197 | \$755,500 | 24-Feb-21 |
| 3/26 Ella Grove Chelsea VIC 3196 | \$777,000 | 26-Apr-21 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 April 2021



OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



4/60 Chelsea Road Chelsea VIC 3196

Sold Price

^{RS} **\$726,000** ^{UN}

Sold Date

23-Mar-21

2

1

1

Distance

1.31km



627A Nepean Highway Carrum VIC 3197

Sold Price

\$755,500

Sold Date

24-Feb-21

2

2

1

Distance

1.54km



3/26 Ella Grove Chelsea VIC 3196

Sold Price

^{RS} **\$777,000**

Sold Date

26-Apr-21

2

1

1

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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